

**INLAND AND WETLANDS COMMISSION
CONTINUED PUBLIC HEARING
JANUARY 8, 2014
IW #13-05 SELF STORAGE FACILITY
1257 NEW HAVEN ROAD
APPLICANT: NEWTOWN INVESTORS, LLC**

Commission Chair Mary Davis called this meeting to order at 6:05 P.M. with the following in attendance:

MEMBERS:

Mary Davis, Chair
Sally MacKenzie, Secretary, Absent
Marcia Puc
Tracy DeBarber
Mark Bakstis
Lars Johnson, Alternate, Absent

OTHER:

Keith Rosenfeld, Town Planner, WEO
Wayne Zirolli, Borough Engineer
Sue Goggin, Secretary
Public - 2

Larry Edwards, P.E., 227 Stepney Road, Easton, CT, said that since the last hearing he has received Roman's comments and altered the plan to reflect them. The primary concern was regarding the storm water retention system. Wayne is satisfied that the new plan is a good design. Larry said that Wayne had a couple of items recommended in his report that they would gladly comply with. Debra Healey, 30 Kent Street, asked about the buffer trees and if they would be replaced if they die. Keith said the trees are in the conservation easement and this will insure that it stays as a buffer. He said the trees that need to be replaced will be replaced and there will be no cutting. Debra asked who monitors the runoff once everything is finished and who should be notified. Keith said if it is a hazardous waste they should immediately call the DEEP. Keith said the applicant has put on the plan that no hazardous liquids of any kind shall be permitted to be stored in the commercial storage facility. He said it will be up to the ZEO, the Engineering and Land Use offices to police this. Keith recommended that there be a schedule of maintenance and inspection procedures for the storm water system placed on the plans and recorded in the land records. There was no further public comment. Mary closed the public hearing. There will be a special meeting Tuesday January 14th at 6:00 P.M. in the Town Hall.

**INLAND AND WETLANDS COMMISSION
REGULAR MEETING
JANUARY 8, 2014**

Mary Davis called this meeting to order at 6:00 PM with the following in attendance:

MEMBERS:

Mary Davis, Chair
Sally MacKenzie, Secretary, Absent
Marcia Puc
Tracy DeBarber
Mark Bakstis
Lars Johnson, Alternate, Absent

OTHER:

Keith Rosenfeld, Town Planner
Wayne Zirolli, Borough Engineer
Sue Goggin, Secretary
Public - 0

1. Commission Chair Mary Davis called this meeting to order at 6:00 P.M. She noted there was a quorum. She opened the meeting with the Pledge of Allegiance. She took a moment to say that Mark Bakstis, Joe's son, is going to replace him on the commission, since Joe's passing. She said Joe will be greatly missed and that he was a great commissioner.
2. Executive session with Borough Attorney.
There was no executive session.
3. Public comment.
There was no public comment.
4. **OLD BUSINESS**

A. Long Meadow Pond Brook ERT Study

Mary asked Wayne how things are coming along in regards to the report. Wayne said he started reading the report. He suggested installing gabion check dams to help to tame some of the flood waters. He said it's not a total fix but it could help to lower the volume that's entering the river. He said the first step is to evaluate where they would be able to place them and bring it before the commission. Then they would order the gabions and stone. Mary asked that Mark be given a copy of the ERT report. Shirley Anderson, 30 Joseph Road, said she was very happy to see the report. She commented on some of the recommendations in the report. Wayne is going to continue working on this. Keith will let Mrs. Anderson know when they have more information and when she should come back. Mary would like to advertise in the newspaper when a plan has been formed.

- B. Commission discussion/decision regarding Application IW #13-05 the development of a Self Storage Facility (by Special Permit of the Naugatuck Zoning Commission) located within a 100' Upland Review Area, 1257 New Haven Road, Applicant: Newtown Investors, LLC.

There was no further discussion. This item was continued until Tuesday January 14th at 6:00 P.M.

5. **NEW BUSINESS**

A. Additional items require a 2/3 vote of the Commission.

VOTED: Unanimously on a motion by Marcia Puc and seconded by Tracy DeBarber to **ADD** the administrative application for Where the Fur Flies, 947 New Haven Road to the agenda.

Keith explained that the application is for a pet grooming business. He said there are no wetlands within 300-400'. The property is on the corner of New Haven Road and Hazel Avenue. Keith said they got the application, the fees and the tax clearance. He explained exactly where the property is on New Haven Road.

VOTED: Unanimously on a motion by Tracy DeBarber and seconded by Marcia Puc to **APPROVE** the application for Where the Fur Flies, 947 New Haven Road.

6. **CORRESPONDENCE**

There was no correspondence.

7. **WEO REPORT**

A. Autohaus Property, 393 Rubber Avenue (IW #08-08)

Keith explained the background for Mark Bakstis. He said he met with Bill Herzman yesterday. Bill told Keith he was finally allowed in the building. The building is packed with parts. In addition he put on a second floor which was never reported. Bill told him he is going to have him arrested this week for violating the building codes. He has no electrical permits. Keith said the building was built to house the materials that were outside, but it is filled with other junk. Keith said the fines need to begin in regard to wetlands violations. He said they also need to find out if there is a zoning violation because he's represented himself as an auto dealer not a junk shop. Keith said they are going to work with Bill, the town attorney, Steve and the zoning commission and do a full force attack on him. He will keep the commission posted on anything that happens.

B. Dmuchowski Property, 45 High Street

Keith said Attorney Fitzpatrick wanted to talk to the commission about this property. The property is in foreclosure and he is going to work with the bank to attach the lien. Once the bank owns the property, Keith said they will approach them and have them install a maintenance grill. He said the flooding is minimal right now. This will stay on the agenda.

C. Naugatuck HS Renovation (IW#12-04)

Keith said the outside work is done for the winter. He said all the rain gardens have been boxed out and most of the drainage is functioning. He said everything is working great.

D. 1177 New Haven Road (IW#12-01)

Keith said their erosion controls are up and working. He said we will continue to receive erosion control reports from the engineer. Keith is doing site visits inspecting the project.

E. Pondview Estates (IW#05-09)

Keith said the sidewalk and the curb have been installed. All the technical issues with Wooster Street have been taken care of. They need to do a little backfilling behind the curb and then they will be done.

F. Chemtura Pond/Dam, Melbourne Street

Mary said she got an e-mail from the DEEP which said that the work done was appropriate for these dams. She read the e-mail to the commission. She said the DEEP are comfortable with what was done. After getting this e-mail she is fine with what was done. This item will come off the agenda.

G. DaSilva Property, 0 Edward Street, Naugatuck, CT

Keith said he provided the DaSilva's a list of groundcover suggestions. He will come back before the commission in the spring. This will stay on the agenda.

8. **Review/Approval** of December 4, 2013 Public Hearing Minutes and December 4, 2013 Regular Meeting Minutes.

VOTED: 3-0-1 on a motion by Marcia Puc and seconded by Tracy DeBarber to **APPROVE** the December 4, 2013 Public Hearing Minutes with corrections.

FOR

Mary Davis
Marcia Puc
Tracy DeBarber

AGAINST

ABSTAIN

Mark Bakstis

VOTED: 3-0-1 on a motion by Tracy DeBarber and seconded by Marcia Puc to **APPROVE** the December 4, 2013 Regular Meeting Minutes as written.

FOR

Mary Davis
Marcia Puc
Tracy DeBarber

AGAINST

ABSTAIN

Mark Bakstis

9. **ADMINISTRATIVE BUSINESS**

Mary passed Joe's nameplate on to Mark and told him what a wonderful commissioner his dad was.

Marcia asked about the lack of curbing at Mountview Plaza near The Milestone Inn. She said she was concerned that there might be an issue with runoff and no curb to protect the brook. Keith will look into the matter.

10. **ADJOURNMENT**

VOTED: Unanimously on a motion by Marcia Puc and seconded by Tracy DeBarber to **ADJOURN** the meeting at 7:30 P.M.

Respectfully Submitted,

Sally MacKenzie, Secretary /sg